


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C	69	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



Humber Avenue, South Ockendon

£500,000

- FOUR DOUBLE BEDROOMS SEMI DETACHED HOUSE
- RARE OPPORTUNITY IN ONE OF OCKENDON'S MOST DESIRABLE ROADS
- NO ONWARD CHAIN
- TWO RECEPTION ROOMS / POTENTIAL FIFTH BEDROOM
- GARDEN APPROX 98'
- GROUND FLOOR WC & FIRST FLOOR 4 PIECE BATHROOM
- POTENTIAL TO EXTEND STPP
- MULTI-VEHICLE OFF STREET PARKING





GROUND FLOOR

Front Entrance

Via uPVC front door with fixed double glazed leaded window panels into storm porch which has tiled floor, uPVC framed double glazed leaded fixed windows to front, second front door is hardwood with opaque fixed window panels into:

Hallway

Coving to ceiling, under stairs storage cupboard, radiator to side, fitted carpet

Reception Room (Bedroom Five)

14' 6" x 8' 9" (4.42m x 2.66m) uPVC framed double glazed leaded window to front, radiator to side, built in storage cupboard housing boiler, tile effect vinyl flooring.

Utility Area

11' 2" x 6' 4" (3.40m x 1.92m) x 9' 4" x 5' 11" (2.84m x 1.81m) Double glazed fixed windows to rear, hardwood rear door leading to rear garden, built in storage cupboard, space for tumble dryer, radiator to side, tiled walls, tiled flooring.

Kitchen

12' 3" x 10' 4" (3.74m x 3.15m) uPVC framed double glazed window to rear, range of matching wall and base units, laminate work surfaces, inset sink and drainer with chrome mixer tap, space and plumbing for washing machine, integrated double oven, space for microwave, four ringed gas hob, tiled splash back, tiled flooring.



Lounge / Diner

23' 11" x 11' 11" (7.29m x 3.63m) x 14' 1" x 8' 4" (4.30m x 2.55m) Coving to ceiling, uPVC framed double glazed leaded window to front, gas fireplace with hardwood mantle piece and tiled hearth, two radiators to side, fitted carpet, uPVC framed double doors with fixed double glazed side window panels to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, coving to ceiling, uPVC framed double glazed leaded window to front, radiator to side, fitted carpet.

Bedroom One

14' 2" x 11' 11" (4.33m x 3.62m) Into fitted wardrobes, coving to ceiling, uPVC framed double glazed leaded window, fitted carpet.

Bedroom Two

10' 4" x 10' 1" (3.16m x 3.08m) Coving to ceiling, uPVC framed double glazed window to rear, radiator to rear, fitted carpet.

Bedroom Three

10' 2" x 8' 11" (3.11m x 2.73m) Coving to ceiling, uPVC framed double glazed to front, radiator to front, fitted carpet.

Bedroom Four

10' 11" x 6' 11" (3.32m x 2.10m) Coving to ceiling, uPVC framed double glazed window to rear, radiator to rear, fitted carpet..

Bathroom

Comprising shower cubicle, low level flush WC, hand wash basin inset within a vanity unit, panelled bath, coving to ceiling, uPVC framed double glazed opaque window to rear, radiator to side, ceramic tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 98ft x 39ft - Immediate patio area, two brick built ponds one raised, various different plant borders, brick built shed to rear, side access to front through lean to, remainder laid to lawn

Front Exterior

Fully paved giving multiple parking.

